

Public Hearing: YES  NO

Department: Planning & Sustainability

**SUBJECT:**

**COMMISSION DISTRICT(S): 3 & 6**

**Application of Loren Howard for a Special Land Use Permit (SLUP) for an in-house child day care facility in an R-75 (Medium Lot Residential -75) District, at 3008 Rollingwood Lane.**

**PETITION NO: N6. SLUP-21-1244899 (2021-2643)**

**PROPOSED USE: In-house child day care facility.**

**LOCATION:** 3008 Rollingwood Lane.

**PARCEL NO. :** 15-084-05-068

**INFO. CONTACT:** Melora Furman, Sr. Planner

**PHONE NUMBER:** 404-371-4404

**PURPOSE:**

Application of Loren Howard for a Special Land Use Permit (SLUP) for an in-house child day care facility in an R-75 (Medium Lot Residential - 75) District, in accordance with Table 4.1, Use Table. The property is located on the east side of Rollingwood Lane, approximately 355 feet northeast of Rollingwood Drive, at 3008 Rollingwood Lane, SE, Atlanta, GA. The property has approximately 65 feet of frontage and contains 0.35 acre.

**RECOMMENDATION:**

**COMMUNITY COUNCIL:** Approval.

**PLANNING COMMISSION:** Defer to Board of Commissioners, with Conditions.

**PLANNING STAFF:** Approval with Conditions.

**STAFF ANALYSIS:** The proposal is consistent with the policies of the *2035 Comprehensive Plan* that support the provision of convenient childcare for working parents. By providing day care within a quiet residential neighborhood setting, the proposed day care facility can enable children to develop a sense of place. In addition, because the size, scale, and appearance of the home on the subject property would not be changed, the proposed use is compatible with Suburban Character Policy No. 1 of the Comprehensive Plan, which states: "Protect stable neighborhoods from incompatible development that could alter established single-family residential development patterns and density." There is ample area in the rear yard for children to play, including play that involves running and other physically challenging activity. The proposed use would meet the requirements contained in the supplemental regulations of the zoning ordinance for a child day care facility. Finally, the proposed childcare operation is not expected to have an adverse effect on adjoining land uses. Therefore, the Department of Planning and Sustainability recommends "Approval with conditions".

**PLANNING COMMISSION VOTE:** Defer to Board of Commissioners with Conditions 8-0-0. Vivian Moore moved, Jon West seconded to defer this application to the Board of Commissioners meeting on July 29, 2021, with Staff's two (2) recommended conditions. Motion passed unanimously.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION:** Approval 10-0-0.

## **RECOMMENDED CONDITIONS**

SLUP-21-1244899

Special Land Use Permit for a Child Care Facility

1. A Special Land Use Permit shall be issued to Loren Howard for a childcare facility of up to six children and shall not be transferable.
2. Employee and guest parking shall be contained within the existing driveway. On-street parking is prohibited.



**DeKalb County Department of Planning & Sustainability**

**330 Ponce De Leon Avenue, Suite 300**

**Decatur, GA 30030**

**(404) 371-2155 / [www.dekalbcountyga.gov/planning](http://www.dekalbcountyga.gov/planning)**

**Planning Commission Hearing Date: July 8, 2021  
Board of Commissioners Hearing Date: July 29, 2021**

**STAFF ANALYSIS**

**Case No.:** SLUP-21-1244899 **Agenda #:** N6

**Location/Address:** 3008 Rollingwood Lane **Commission District:** 3 **Super District:** 6

**Parcel ID(s):** 15-084-05-068

**Request:** A Special Land Use Permit for an in-house day care facility in an R-75 (Residential Medium Lot – 75) district, in accordance with Table 4.1, Use Table.

**Property Owner(s):** Loren Howard

**Applicant/Agent:** Loren Howard

**Acreage:** .35 acres

**Existing Land Use:** A single-family, detached house

**Surrounding Properties:** Surrounding properties in all directions are zoned R-75 and are occupied by single-family, detached dwellings.

**Comprehensive Plan:** SUB (Suburban)  **Consistent**  **Inconsistent**

<b>Proposed Units:</b> no change	<b>Existing Units:</b> 1 unit
<b>Proposed Lot Coverage:</b> no change	<b>Existing Lot Coverage:</b> (estimated) less than 35%

**SITE AND PROJECT ANALYSIS**

The subject property is a 0.35-acre (15,246 square foot) lot located in the Gresham Park single-family, residential neighborhood. Like surrounding and nearby properties, it is developed with a single-family detached house and is zoned R-75. The rear yard, which is completely fenced with a wooden privacy fence, has approximately 8,200 square feet of lawn. The driveway, approximately 75 feet long, leads to a one-car carport. Along with two other properties, the lot is on a part of Rollingwood Lane that branches off to form a half-circle.

The applicant proposes to operate a childcare facility for up to six children, from 7:30 A.M. to 6:00 P.M. on Mondays through Fridays. The facility will be called the *Kaizan School*. The application states, “[t]he living room [of the house] has a door that separates it from the rest of the house and that is where circle learning time, story time, naptime, and the play area will be held. The Kaizan School will be made up of a small group of children growing stronger, smarter, and kinder through my own unique approach to the Montessori method. We will even have an awesome children’s garden and playground!” Ms. Kaizan has said that she knows of a person with

a degree in early childhood education whom she can hire on a part-time basis if the children require additional adult supervision.

**Compliance with District Standards:**

R-75 STANDARD		REQUIRED/ALLOWED	PROPOSED/PROVIDED	COMPLIANCE
MIN. LOT WIDTH		75 feet	65 feet	N/A
MIN. LOT AREA		10,000 square feet	15,246 square feet	Yes
MIN. YARD SETBACKS	FRONT	30 ft.	55.1 feet	
	CORNER LOT - SIDE	Not applicable	N.A.	N.A.
	INTERIOR LOT - SIDE	7.5 feet	North: 12.8 feet South: 8.2 feet	Yes
	REAR	40 feet	More than 100 feet	Yes
MAX. HEIGHT		35 ft.	No new buildings proposed	N.A.
MIN. FLOOR AREA OF DWELLING		1,600 s.f.	No new homes proposed.	N.A.
MAX. LOT COVERAGE		35%	(estimated) 15%	Yes
PARKING		Min. 2 spaces; Max. 4 spaces	3 – 4 cars	Yes

**Sec. 4.2.19. Child day care facility (up to six children), or child day care center (seven or more children).**

- A. Each child day care facility and child day care center shall comply with all applicable state day care requirements for standards, licensing and inspection. A DeKalb County business license is required.**

Staff has made the applicant aware of these requirements.

- B. Prior to the issuance of a business license for a child day care facility or child day care center, the necessary licensing from the State of Georgia shall be obtained, including compliance with all requirements related to minimum area for classrooms, play areas, and fencing. Each child day care facility and child day care center shall provide off-street parking spaces as required by the applicable zoning district. Each child day care center shall provide an adequate turnaround on the site.**

Staff has made the applicant aware of these requirements.

- C. The exterior appearance of any child day care facility located in a residential district shall be maintained as a residential structure, and no signs other than those otherwise authorized within the applicable zoning district shall be erected (no cut-outs, animal characters, or other graphics shall be affixed to the exterior of the structure or displayed upon the premises).**

Staff has made the applicant aware of these requirements, and the applicant has no plans to put a sign or graphics on the exterior of the home in which the facility will be operated.

- D. No child day care facility shall be located within one thousand (1,000) feet of another child day care facility.**

The proposed child day care facility meets the standard to be located more than 1,000 feet from any other child day care facility.

**Sec. 7.4.7. - Additional criteria for specified uses.**

**C. *Child day care facility.* In determining whether to authorize a special land use permit for a child day care facility, the board of commissioners shall also consider each of the following criteria:**

1. **Whether there is adequate off-street parking for all staff members and for visitors to the child day care facility:** The driveway, which can accommodate three to four cars at a time, provides satisfactory off-street parking for the one staff person that Ms. Howard might hire, as well as parents who would be dropping off their children by car. It is not likely that all clients would drop off children simultaneously.
2. **Whether the proposed off-street parking areas and the proposed outdoor play areas can be adequately screened from adjoining properties so as not to adversely impact any adjoining land use:** Staff does not envision the need for screening of the driveway, even if four visitors were to park their cars in the driveway at one time. Screening of the outdoor play area is already accomplished by a wooden privacy fence.
3. **Whether there is an adequate and safe location for the dropping off and picking up of children at the child day care facility:** In addition to the fact that Rollingwood Lane is a quiet, residential street, the half-circle street on which the front of the lot is located acts to separate the property from through traffic. It would provide a waiting area for parents and a means of turning around after backing out of the driveway.
4. **Whether the character of the exterior of the proposed structure will be compatible with the residential character of the buildings in the zoning district in which the child day care facility is proposed to be located, if proposed for a residential zoned district:** The day care facility will be operated in a single-family, detached home and there will be no alterations to its appearance that would signal its use for a day care facility.

**LAND USE AND ZONING ANALYSIS**

**Section 27-873 of the DeKalb County Zoning Ordinance, "Special land use permit; criteria to be applied" states that the following criteria shall be applied in evaluating and deciding any application for a Special Land Use Permit. No application for a Special Land Use Permit shall be granted unless satisfactory provisions and arrangements have been made concerning each of the following factors, all of which are applicable to each application.**

- A. **Adequacy of the size of the site for the use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located:** The size of the site is adequate for provision of required yards. There is ample area in the rear yard for children to play, including play that involves running and active recreation. As stated above, the driveway is wide and long enough to accommodate up to four passenger vehicles at a time and, in combination with street parking, is expected to adequately accommodate visitors and clients.
- B. **Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district:** The proposed day care use for not more than six children is compatible with the residential character of the surrounding neighborhood. It would be similar to the use of a typical residential property that is occupied by a family with several children.
- C. **Adequacy of public services, public facilities, and utilities to serve the contemplated use:** Adequate public facilities and services are available for the proposed use.
- D. **Adequacy of the public street on which the use is proposed to be located and whether or not there**

**is sufficient traffic carrying capacity for the proposed use, so as not to unduly increase traffic or create congestion in the area:** The number of trips that are expected to be generated by a facility with a maximum of six children at a time is not expected to cause congestion on Rollingwood Lane or on surrounding streets.

- E. Whether or not existing land uses located along access routes to the site would be adversely affected by the character of the vehicles or the volume of traffic to be generated by the proposed use:** The proposed use is expected to generate traffic only from passenger vehicles, which would not adversely impact existing land uses along access routes to the site.
- F. Ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency:** The Department of Public Works Transportation Division has commented that the proposed child care facility would not interfere with traffic flow. The proposed use is not expected to generate new trips, as parents are expected to travel to and from the site on the way to or from another destination, most likely their place of employment. Two points of ingress and egress appear to be sufficient to provide a means of exiting the house in an emergency. A fire truck or ambulance could access the property from the driveway or from the half-circle part of Rollingwood Lane, since the house is approximately 54 feet from the right-of-way and there are no structures or other obstructions between the right-of-way and the house.
- G. Whether or not the proposed use would create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration that would be generated by the proposed use:** The proposed child care operation is not expected to have an adverse effect on adjoining land uses.
- H. Whether or not the proposed use would create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use:** Care of up to six children is not expected to cause any unusual impacts on neighboring properties.
- I. Whether or not the proposed use would create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use:** There is nothing in the application to indicate that operation of the day care facility would have an adverse impact on adjoining land uses.
- J. Whether or not the proposed plan is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located:** Because no new platting or construction is proposed, this consideration is not applicable. **See Criterion B.**
- K. Whether or not the proposed use is consistent with the policies of the comprehensive plan:** The proposal is consistent with the policies of the *2035 Comprehensive Plan* that support the provision of convenient childcare for working parents. By providing day care within a residential neighborhood setting, the proposed day care facility can enable children to develop a sense of place. In addition, because the size, scale, and appearance of the home on the subject property would not be changed, the proposed use is compatible with Suburban Character Policy No. 1 of the Comprehensive Plan, which states: "Protect stable neighborhoods from incompatible development that could alter established single-family residential development patterns and density."
- L. Whether or not the proposed plan provides for all buffers and transitional buffer zones where required by the regulations of the district in which the use is proposed to be located:** Because no new platting or construction is proposed, this consideration is not applicable.
- M. Whether or not there is adequate provision of refuse and service areas:** Refuse will be deposited

in a typical garbage can that is emptied on a regular basis by the DeKalb County Sanitation Department.

- N. Whether the length of time for which the special land use permit is granted should be limited in duration:** There is no reason to limit the length of time for which the special land use permit is granted.
- O. Whether or not the size, scale, and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale, and massing of adjacent and nearby lots and buildings:** Because no new buildings are proposed, this consideration is not applicable.
- P. Whether the proposed plan would adversely affect historic building sites, districts, or archaeological resources:** No historic buildings, sites, districts, or archaeological resources are located on the property or in the surrounding area.
- Q. Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit:** The proposed use would meet the requirements contained in the supplemental regulations of the zoning ordinance for a child day care facility.
- R. Whether or not the proposed building as a result of its proposed height, would create a negative shadow impact on any adjoining lot or building:** Because no new buildings are proposed, this consideration is not applicable.
- S. Whether the proposed use would be consistent with the needs of the neighborhood or of the community as a whole, be compatible with the neighborhood, and would not be in conflict with the overall objectives of the comprehensive plan:** The proposed child day care facility meets the standard to be located more than 1,000 feet from any other child day care facility. The standard was established to help distribute child day care facilities throughout DeKalb County to meet the needs of the various communities within the County. The facility will not be in conflict with the overall objectives of the *Comprehensive Plan*.

**STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS.**

The proposal is consistent with the policies of the *2035 Comprehensive Plan* that support the provision of convenient childcare for working parents. By providing day care within a quiet residential neighborhood setting, the proposed day care facility can enable children to develop a sense of place. In addition, because the size, scale, and appearance of the home on the subject property would not be changed, the proposed use is compatible with Suburban Character Policy No. 1 of the *Comprehensive Plan*, which states: "Protect stable neighborhoods from incompatible development that could alter established single-family residential development patterns and density." There is ample area in the rear yard for children to play, including play that involves running and other physically challenging activity. The proposed use would meet the requirements contained in the supplemental regulations of the zoning ordinance for a child day care facility. Finally, the proposed child care operation is not expected to have an adverse effect on adjoining land uses. Therefore, the Department of Planning and Sustainability recommends "Approval" with the following conditions:

1. A Special Land Use Permit shall be issued to Loren Howard for a childcare facility of up to six children and shall not be transferable.
2. Employee and guest parking shall be contained within the existing driveway. On-street parking is prohibited.

**Attachments:**

1. Application
2. Site Plan
3. Zoning Map
4. Land Use Plan Map
5. Aerial Photograph
6. Site Photographs



## NEXT STEPS

*Following an approval of this zoning action, one or several of the following may be required:*

- **Land Disturbance Permit** *(Required for of new building construction on non-residential properties, or land disturbance/improvement such as storm water detention, paving, digging, or landscaping.)*
- **Building Permit** *(New construction or renovation of a building (interior or exterior) may require full plan submittal or other documentation. Zoning, site development, watershed and health department standards will be checked for compliance.)*
- ✓ • **Certificate of Occupancy** *(Required prior to occupation of a commercial or residential space and for use of property for a business. Floor plans may be required for certain types of occupants.)*
- **Plat Approval** *(Required if any parcel is being subdivided, re-parceled, or combined. Issued “administratively”; no public hearing required.)*
- **Sketch Plat Approval** *(Required for the subdivision of property into three lots or more. Requires a public hearing by the Planning Commission.)*
- **Overlay Review** *(Required review of development and building plans for all new construction or exterior modification of building(s) located within a designated overlay district.)*
- **Historic Preservation** *(A Certificate of Appropriateness is required for any proposed changes to building exteriors or improvements to land when located within the Druid Hills or the Soapstone Geological Historic Districts. Historic Preservation Committee public hearing may be required.)*
- **Variance** *(Required to seek relief from any development standards of the Zoning Ordinance. A public hearing and action by the Board of Appeals are required for most variances.)*
- **Minor Modification** *(Required if there are any proposed minor changes to zoning conditions that were approved by the Board of Commissioners. The review is administrative if the changes are determined to be minor as described by Zoning Code.)*
- **Major Modification** *(Required submittal of a complete zoning application for a public hearing if there are any proposed major changes to zoning conditions that were approved by the Board of Commissioner for a prior rezoning.)*
- ✓ • **Business License** *(Required for any business or non-residential enterprise operating in Unincorporated DeKalb County, including in-home occupations).*
- **Alcohol License** *(Required permit to sell alcohol for consumption on-site or packaged for off-site consumption. Signed and sealed distance survey is required. Background checks will be performed.)*

**Each of the approvals and permits listed above requires submittal of application and supporting documents, and payment of fees. Please consult with the appropriate department/division.**

DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION

Amendments will not be accepted after 5 working days after the filing deadline.

Date Received: 4/29/2021 Application No: \_\_\_\_\_

APPLICANT NAME: Loren Howard

Daytime Phone: 407-758-3487 E-Mail: lorenhoward@hotmail.com

Mailing Address: 3008 Rollingwood LN SE Atlanta, GA 30316

Owner Name: Loren Howard  
(If more than one owner, attach contact information for each owner)

Daytime Phone: 407-758-3487 E-Mail: lorenhoward@hotmail.com

Mailing Address: \_\_\_\_\_

SUBJECT PROPERTY ADDRESS OR LOCATION: 3008 Rollingwood LN SE

Atlanta DeKalb County, GA, 30316

Parcel ID: 15-084-05-068 Acreage or Square Feet: .35 acres Commission Districts 3,6

Existing Zoning: R-75 Proposed Special Land Use (SLUP) In-Home Child Care Facility

I hereby authorize the staff of the Planning and Sustainable Department to inspect the property that is the subject of this application.

Owner:  Agent: \_\_\_\_\_ Signature of Applicant [Signature]

Printed Name of Applicant: Loren Howard

Notary Signature and Seal:

[Signature] 

Letter of Application

Loren Howard

[lorenhoward@hotmail.com](mailto:lorenhoward@hotmail.com)

407.758.3487

3008 Rollingwood LN SE

Atlanta, GA 30316

I, Loren Howard, am applying for a Special Land Use Permit here in DeKalb County for my residential property at 3008 Rollingwood LN SE Atlanta, GA 30316.

My intention is to operate a small in home childcare group in my home for no more than 6 children.

I would mainly be operating the facility out of the front part of the home which includes the kitchen and living area, as well as the backyard.

Hours of operation would be 7:30am to 6:30 pm Monday-Friday. I have attached copies of the letter of intent that was mailed to everyone within 500 ft of this address, as well as a copy of the email I sent to district commissioners and my neighborhood association. I am still awaiting a reply in regards to a meeting. I have received verbal confirmation from a current board member, that my email was received, that they are excited and after this month's meeting will reach out to me,

I thank you for your consideration and am looking forward to making my contribution to the progression of DeKalb county by caring for, educating and nurturing some of its youngest residents..

## Community Introduction and Letter of Intent

LOREN HOWARD <lorenhoward@hotmail.com>

Thu 4/8/2021 9:54 AM

To: berryelfreda227@gmail.com <berryelfreda227@gmail.com>; bethbond@bellsouth.net <bethbond@bellsouth.net>; pat.lawrencecraig@gmail.com <pat.lawrencecraig@gmail.com>; phthompson3@msn.com <phthompson3@msn.com>; NettieJackson@me.com <NettieJackson@me.com>; carolyn.jones818@yahoo.com <carolyn.jones818@yahoo.com>; apringle@bellsouth.net <apringle@bellsouth.net>; samandbettysmith@bellsouth.net <samandbettysmith@bellsouth.net>; TommyTTravisconsulting@gmail.com <TommyTTravisconsulting@gmail.com>; nahwash4ms@aol.com <nahwash4ms@aol.com>; tharris@galleryatsouthdekalb.com <tharris@galleryatsouthdekalb.com>; csanders@eastmetrocid.com <csanders@eastmetrocid.com>; Pdk-powell@comcast.net <Pdk-powell@comcast.net>; robroark@allsouthwarehouse.com <robroark@allsouthwarehouse.com>; jgross@stickybusiness.net <jgross@stickybusiness.net>; robroark@allsouthwarehouse.com <robroark@allsouthwarehouse.com>; dlocks1019@aol.com <dlocks1019@aol.com>; sls1289@gmail.com <sls1289@gmail.com>; leannef@lightnountain.com <leannef@lightnountain.com>; frank@golleyrealty.com <frank@golleyrealty.com>; mfunk64@att.net <mfunk64@att.net>; rbarrow@comcast.net <rbarrow@comcast.net>; hjpreston23@gmail.com <hjpreston23@gmail.com>; saberlinsky@gmail.com <saberlinsky@gmail.com>; mhand27@gahoe.com <mhand27@gahoe.com>; jgross@stickybusiness.net <jgross@stickybusiness.net>; edsan@bellsouth.net <edsan@bellsouth.net>; barnesve@yahoo.com <barnesve@yahoo.com>; naacpdek@comcast.net <naacpdek@comcast.net>; bcpace2@gmail.com <bcpace2@gmail.com>; regeniarioberts@bellsouth.net <regeniarioberts@bellsouth.net>; ppculp@att.net <ppculp@att.net>; christinedennis@bellsouth.net <christinedennis@bellsouth.net>; dbonino1@aol.com <dbonino1@aol.com>; ericwschwartz@gmail.com <ericwschwartz@gmail.com>; parkviewcivicclub@gmail.com <parkviewcivicclub@gmail.com>; wazulamor@aol.com <wazulamor@aol.com>; ericastewart2009@gmail.com <ericastewart2009@gmail.com>; jacquelynbuiebrown@gmail.com <jacquelynbuiebrown@gmail.com>; albertajordan@bellsouth.net <albertajordan@bellsouth.net>; bjaevnt@gmail.com <bjaevnt@gmail.com>; elitedesignsatl@yahoo.com <elitedesignsatl@yahoo.com>; jasu1@bellsouth.net <jasu1@bellsouth.net>; sbhouston@bellsouth.net <sbhouston@bellsouth.net>; norfley@yahoo.com <norfley@yahoo.com>; president@naacpdekalb.org <president@naacpdekalb.org>; christinedennis@bellsouth.net <christinedennis@bellsouth.net>; k1776usa@yahoo.com <k1776usa@yahoo.com>

Cc: Furman, Melora L <mifurman@dekalbcountyga.gov>

Loren Howard-Anthony  
3008 Rollingwood LN SE  
Atlanta Ga 30316

[Lorenhoward@hotmail.com](mailto:lorenhoward@hotmail.com)

407.758.3487

April 2, 2021

Neighbor Pres. Shanequa Yates  
Gresham Park Neighborhood Association  
Gresham Park  
Atlanta, Ga 30316

Dear Neighbors/Commissioners of District 3,

My name is Loren Howard. I've been a resident of Gresham Park since I bought a house here in 2016. I'm a lead on the NextDoor Gresham Park boards and I am also a proud 10 yr. long DeKalb county resident. I wanted to submit a letter to my community of my intent to operate an in-home learning childcare center for a small group of 6 children which includes my 1 yr. old son.

A little bit more about myself. I was born and raised in New York City. My first job as a teenager was working for an in-home daycare center called "Garden of Learning". I loved it so much. It also happened to be the same one I attended as a child! Thanks to Garden of Learning, I skipped kindergarten because I was already on a 1st grade reading level. Throughout my life, I've worked with children often as a camp

Close

### Participants (2)



Loren Howard (Host, me)



Regenia Roberts



Invite

Mute All



## Letter of Intent

Loren Howard  
3008 Rollingwood LN SE  
Atlanta Ga 30316  
Lorenhoward@hotmail.com  
407.758.3487

April 29, 2021

Dear Neighbors/Commissioners of District 3,

My name is Loren Howard. I've been a resident of Gresham Park since I bought a house here in 2016. I'm a lead on the NextDoor Gresham Park boards and I am also a proud 10 yr. long DeKalb county resident. I wanted to submit a letter to my community of my intent to operate an in-home learning childcare center for a small group of 6 children which includes my 1 yr. old son.

A little bit more about myself. I was born and raised in New York City. My first job as a teenager was working for an in-home daycare center called "Garden of Learning". I loved it so much. It also happened to be the same one I attended as a child! Thanks to Garden of Learning, I skipped kindergarten because I was already on a 1st grade reading level. Throughout my life, I've worked with children often as a camp counselor and volunteer mentorships. I received a Bachelor of Arts Degree from Full Sail University in 2005.

Now that I've become a mother myself, I decided I'd like to provide that same nurturing and educational experience to my own child, as well as others in my community.

The Kaizen School will be located in my 1960's ranch-style home on 0.39 acre with a fenced in backyard. This house has a retro sectioned-style floor plan. Each room is separated off with a door. The living room has a door that separates it from the rest of the house and that is where circle learning time, story time, naptime, and the play area will be held. The Kaizen School will be made up of a small group of children growing stronger, smarter and kinder through my own unique approach to the Montessori method. We will even have an awesome children's garden and playground!

Thank you so much for your support and I hope I can bring even more warmth and positivity to our wonderful neighborhood!

Sincerely,  
Loren Howard

## Impact Analysis

Property Owner/ SLUP Applicant: Loren Howard

Site Location: 3008 Rollingwood LN SE

Atlanta,GA 30316

Proposed Use: In Home Childcare Facility for up to six children.

This site is located in the city of Atlanta and Dekalb county, in the Gresham Park neighborhood. The property is a .39-acre lot with a 1-story ranch house built in 1960. Vehicular access is provided by an 18-foot wide, 40-foot long driveway. The front yard and rear yard are planted with a lawn. There is one mature tree located in the rear yard, The entire rear yard is approximately 10,000 square feet in size and surrounded by a 7 foot high wooden privacy fence.

Less than 60ft away from the property line is a fire hydrant located on a public roundabout in front of the property. The property is on Atlanta Gas and Light lines and Dekalb Watershed.

The property is located within a single-family residential neighborhood. Surrounding areas are single-family residential or undeveloped. The nearest existing child care facility is located more than one mile from the subject property.

The proposed use is expected to generate traffic only from passenger vehicles which would not adversely impact existing land uses along access routes to the site.

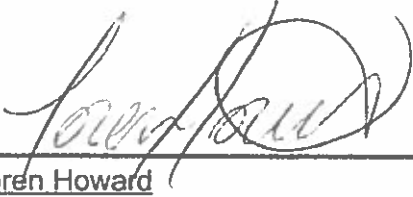
The proposed facility's hours of operation would be from 7:30 A.M. to 6:00 P.M. Monday through Friday.

Some noise might be generated when the 6 children are playing outside but this type of noise is normal for this community and will only happen between the hours of 9:00pm-5:00pm.

The facility will be a welcome use of residential space in this neighborhood as it contributes to the betterment and safety of its residents.

Campaign Disclosure Statement

I, Loren Howard have not contributed to any local or federal political campaign.

A handwritten signature in black ink, appearing to read "Loren Howard", written over a horizontal line.

Loren Howard



**SURVEY NOTES:**

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.
5. SURVEY LAND EXPRESS, INC IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
6. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.

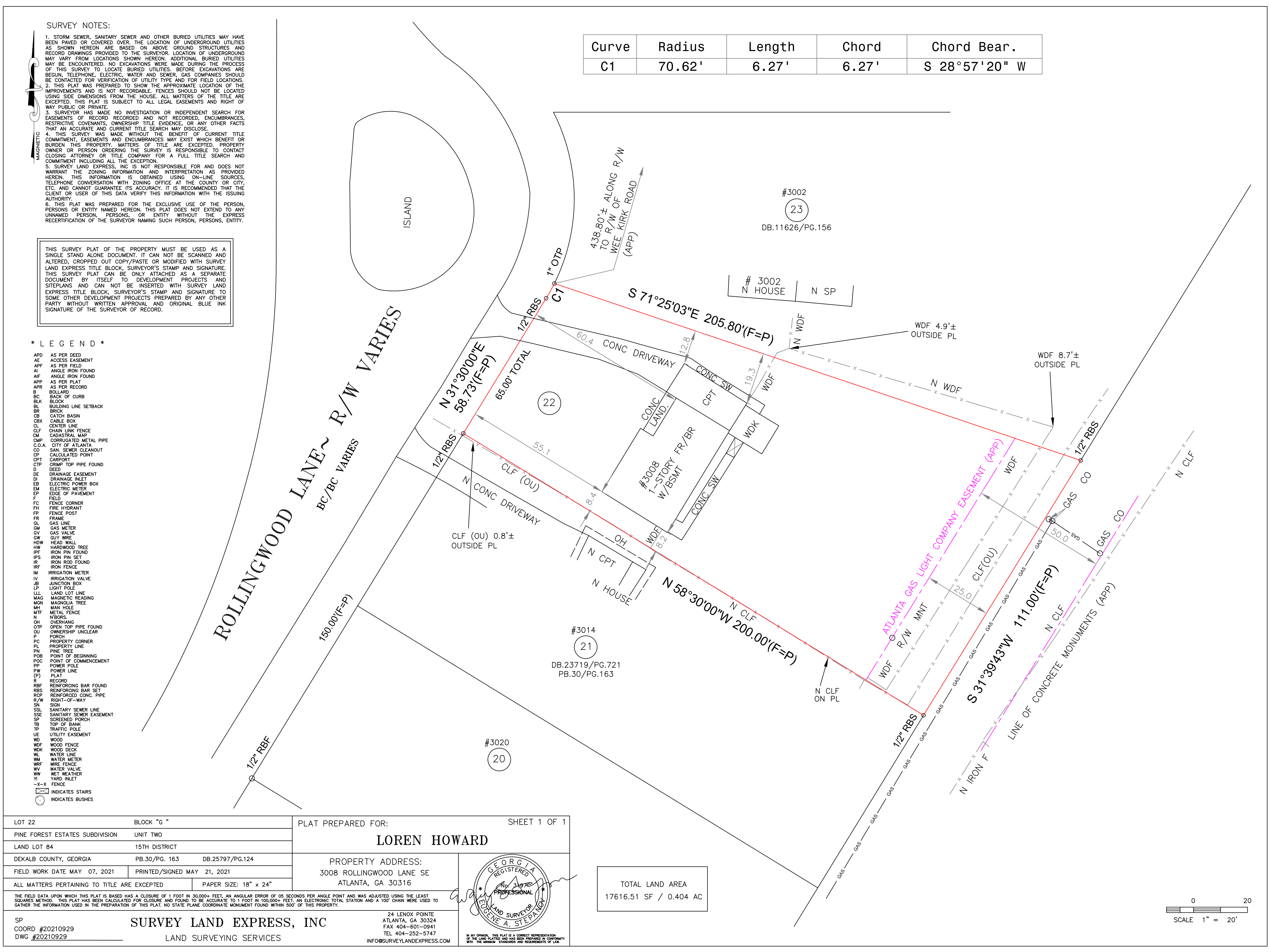
THIS SURVEY PLAT OF THE PROPERTY MUST BE USED AS A SINGLE STAND ALONE DOCUMENT. IT CAN NOT BE SCANNED AND ALTERED, CROPPED OUT COPY/PASTE OR MODIFIED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE. THIS SURVEY PLAT CAN BE ONLY ATTACHED AS A SEPARATE DOCUMENT BY ITSELF TO DEVELOPMENT PROJECTS AND SITEPLANS AND CAN NOT BE INSERTED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE TO SOME OTHER DEVELOPMENT PROJECTS PREPARED BY ANY OTHER PARTY WITHOUT WRITTEN APPROVAL AND ORIGINAL BLUE INK SIGNATURE OF THE SURVEYOR OF RECORD.

**\* LEGEND \***

- APD AS PER DEED
- AE ACCESS EASEMENT
- APF AS PER FIELD
- AI ANGLE IRON FOUND
- AIF ANGLE IRON FOUND
- APP AS PER PLAT
- APR AS PER RECORD
- B BOLLARD
- BC BACK OF CURB
- BLK BLOCK
- BL BUILDING LINE SETBACK
- BR BRICK
- CB CATCH BASIN
- CBX CABLE BOX
- CL CENTER LINE
- CLF CHAIN LINK FENCE
- CLM CADASTRAL MAP
- CMP CORRUGATED METAL PIPE
- C.O.A. CITY OF ATLANTA
- CO SAN SEWER CLEANOUT
- CP CALCULATED POINT
- CPT CARPORT
- CTP CRIMP TOP PIPE FOUND
- D DEED
- DE DRAINAGE EASEMENT
- DI DRAINAGE INLET
- EB ELECTRIC POWER BOX
- EM ELECTRIC METER
- EP EDGE OF PAVEMENT
- F FIELD
- FC FENCE CORNER
- FH FIRE HYDRANT
- FF FENCE POST
- FR FRAME
- GL GAS LINE
- GM GAS METER
- GV GAS VALVE
- GW GUY WIRE
- HW HEAD WALL
- HT HARDWOOD TREE
- IPF IRON PIN FOUND
- IPS IRON PIN SET
- IR IRON ROD FOUND
- IRF IRON FENCE
- IM IRRIGATION METER
- IV IRRIGATION VALVE
- JB JUNCTION BOX
- LP LIGHT POLE
- LLL LAND LOT LINE
- LLAG MAGNETIC READING
- MGN MAGNOLIA TREE
- MH MAN HOLE
- MTF METAL FENCE
- N N'BORS.
- OH OVERHANG
- OTP OPEN TOP PIPE FOUND
- OU OWNERSHIP UNCLEAR
- P PORCH
- PC PROPERTY CORNER
- PL PROPERTY LINE
- PN PINE TREE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PP POWER POLE
- PLW POWER LINE
- (P) PLAT
- R RECORD
- RBF REINFORCING BAR FOUND
- RBS REINFORCING BAR SET
- ROP REINFORCED CONC. PIPE
- R/W RIGHT-OF-WAY
- SN SIGN
- SSL SANITARY SEWER LINE
- SSE SANITARY SEWER EASEMENT
- SP SCREENED PORCH
- TB TOP OF BANK
- TP TRAFFIC POLE
- UE UTILITY EASEMENT
- WD WOOD
- WDF WOOD FENCE
- WDK WOOD DECK
- WL WATER LINE
- WM WATER METER
- WRF WIRE FENCE
- WV WATER VALVE
- WW WET WEATHER
- Y YARD INLET
- x-x FENCE
- ⊠ INDICATES STAIRS
- ⊙ INDICATES BUSHES

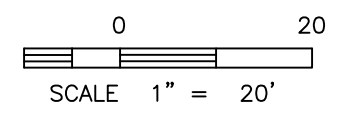
Curve	Radius	Length	Chord	Chord Bear.
C1	70.62'	6.27'	6.27'	S 28°57'20" W

**ROLLINGWOOD LANE ~ R/W VARIES**  
 BC/BC VARIES

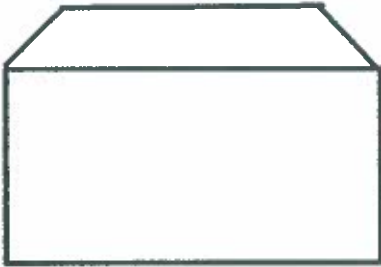


LOT 22	BLOCK "G "	PLAT PREPARED FOR:	SHEET 1 OF 1
PINE FOREST ESTATES SUBDIVISION	UNIT TWO	<b>LOREN HOWARD</b>	
LAND LOT 84	15TH DISTRICT	PROPERTY ADDRESS: 3008 ROLLINGWOOD LANE SE ATLANTA, GA 30316	
DEKALB COUNTY, GEORGIA	PB.30/PG. 163 DB.25797/PG.124		
FIELD WORK DATE MAY 07, 2021	PRINTED/SIGNED MAY 21, 2021		
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		PAPER SIZE: 18" x 24"	
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET, AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.			
SP	<b>SURVEY LAND EXPRESS, INC</b>		
COORD #20210929	LAND SURVEYING SERVICES		
DWG #20210929	24 LENOX POINTE ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-5747 INFO@SURVEYLANDEXPRESS.COM		

TOTAL LAND AREA  
17616.51 SF / 0.404 AC



## Building Form Information



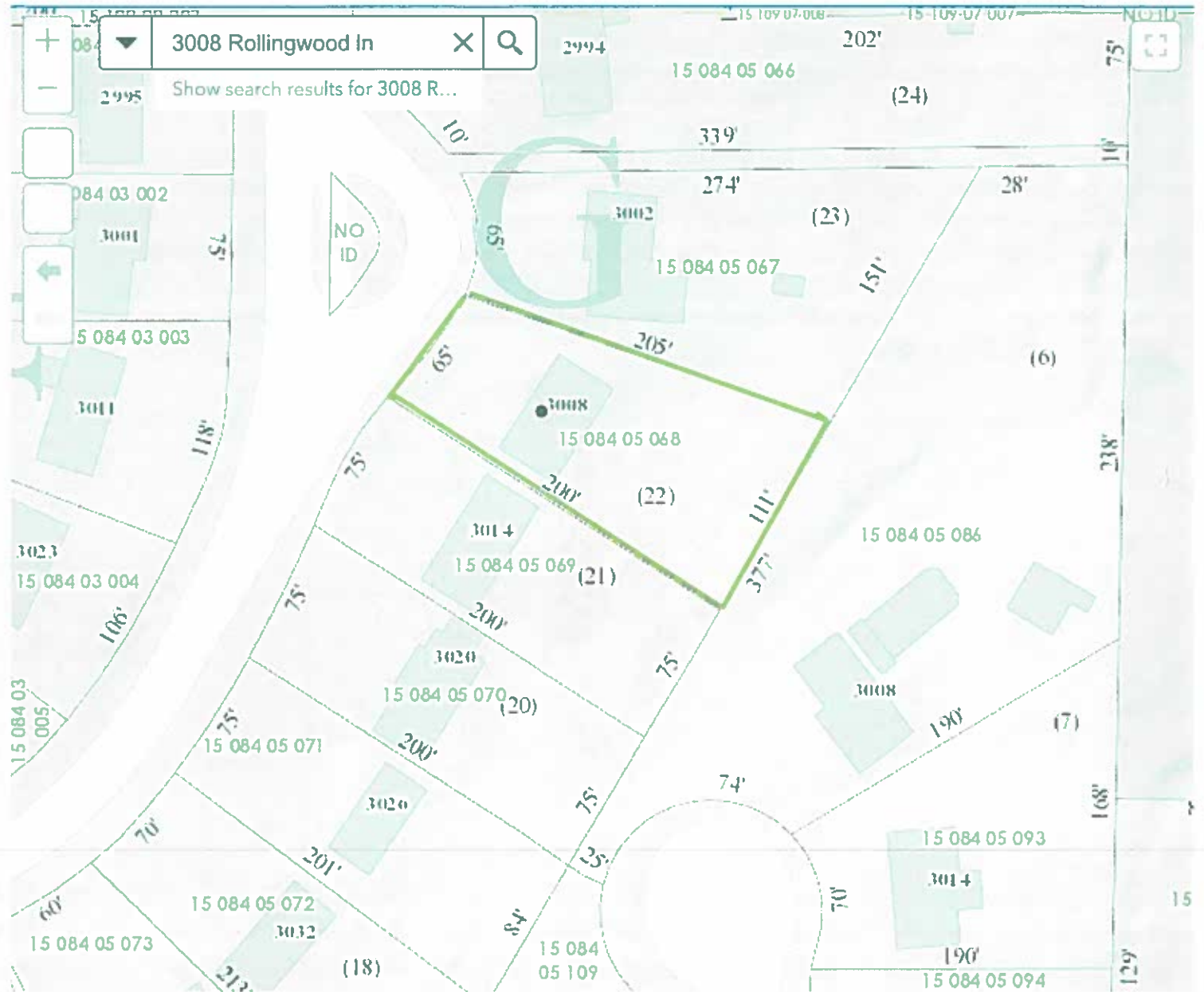
Property Owner/ SLUP Applicant: Loren Howard  
Site Location: 3008 Rollingwood LN SE  
Atlanta, GA 30316

Proposed Use: In Home Childcare Facility for up to six children.

3008 Rollingwood LN SE Atlanta, GA 30316 is a brick 1 story ranch style home built in 1960. The primary structure shapes are Square for the liveable area and triangle which makes up the slanted roof. It has an unfinished basement that can be directly accessed from the rear yard. The interior is 1152 sq. ft.



# DeKalb County Parcel Viewer

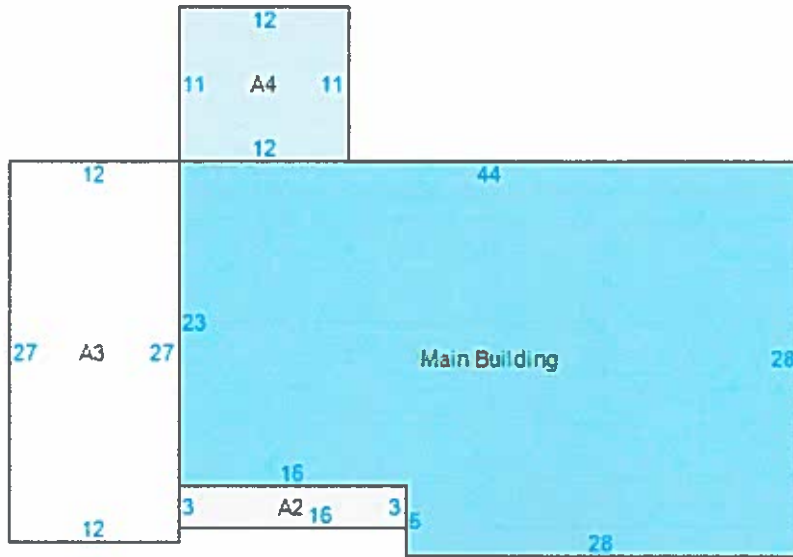


PARID: 15 084 05 068

Tax Dist: 04-UNINCORPORATED

HOWARD LOREN N

3008 ROLLINGWOOD LN SE



Item	Area
Main Building	1152
- 90:BSMT UNDER DWELLING	1152
A2 - 84:OPEN PORCH	48
A3 - 59:OPEN CARPORT	324
A4 - 57:WOOD DECK	132

Printed on Thursday, April 29, 2021, at 6:53:29 AM EST



DeKalb County  
GA 30030

404.371.2155 (o)  
404.371.4556 (f)  
DeKalbCountyGa.gov

Clark Harrison Building  
730 W. Ponce de Leon Ave  
Decatur, GA 30030

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief Executive Officer  
Michael Thurmond

Director  
Andrew A. Baker, AICP

**PRE-APPLICATION FORM**  
**REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE**  
(Required prior to filing application: signed copy of this form must be submitted at filing)

Applicant Name: Loren Howard Phone: (407) 758-3487 Email: lorenhoward@hotmail.com

Property Address: 3008 Rollingwood

Tax Parcel ID: 15-081-05-008 Comm. District(s): 3,6 Acreage: + 1.35 acres

Existing Use: single-family house Proposed Use: in-home child day care facility

Supplemental Regs: yes Overlay District: No DRI: No

Rezoning: Yes  No

Existing Zoning: R-7S Proposed Zoning: \_\_\_\_\_ Square Footage/Number of Units: \_\_\_\_\_

Rezoning Request: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Land Use Plan Amendment: Yes  No

Existing Land Use: \_\_\_\_\_ Proposed Land Use: \_\_\_\_\_ Consistent  Inconsistent

Special Land Use Permit: Yes  No  Article Number(s) 27- 4.1, Table 4.1

Special Land Use Request(s) in-home child day care facility  
for up to six children.

Major Modification: No

Existing Case Number(s): \_\_\_\_\_

Condition(s) to be modified: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**DEPARTMENT OF PLANNING & SUSTAINABILITY**

**WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION**

Pre-submittal Community Meeting:  Review Calendar Dates: \_\_\_\_\_ PC: \_\_\_\_\_ BOC: \_\_\_\_\_  
 Letter of Intent:  Impact Analysis:  Owner Authorization(s):  Campaign Disclosure:   
 Zoning Conditions: \_\_\_\_\_ Community Council Meeting:  Public Notice, Signs:   
 Tree Survey, Conservation: NA Land Disturbance Permit (LDP): NA Sketch Plat: NA  
 Bldg. Permits:  Fire Inspection:  Business License:  State License:   
 Lighting Plan: NA Tent Permit: NA Submittal Format: NO STAPLES. NO BINDERS PLEASE

Review of Site Plan *site Plan Not Provided*

Density: \_\_\_\_\_ Density Bonuses: \_\_\_\_\_ Mix of Uses: \_\_\_\_\_ Open Space: \_\_\_\_\_ Enhanced  
 Open Space: \_\_\_\_\_ Setbacks: front \_\_\_\_\_ sides \_\_\_\_\_ side corner \_\_\_\_\_ rear \_\_\_\_\_ Lot Size  
 \_\_\_\_\_ Frontage: \_\_\_\_\_ Street Widths: \_\_\_\_\_ Landscape Strips: \_\_\_\_\_ Buffers: \_\_\_\_\_  
 Parking Lot Landscaping: \_\_\_\_\_ Parking - Auto: \_\_\_\_\_ Parking - Bicycle: \_\_\_\_\_ Screening:  
 \_\_\_\_\_ Streetscapes: \_\_\_\_\_ Sidewalks: \_\_\_\_\_ Fencing/Walls: \_\_\_\_\_ Bldg. Height: \_\_\_\_\_ Bldg.  
 Orientation: \_\_\_\_\_ Bldg. Separation: \_\_\_\_\_ Bldg. Materials: \_\_\_\_\_ Roofs: \_\_\_\_\_ Fenestration: \_\_\_\_\_  
 Façade Design: \_\_\_\_\_ Garages: \_\_\_\_\_ Pedestrian Plan: \_\_\_\_\_ Perimeter Landscape Strip: \_\_\_\_\_  
 Possible Variances: \_\_\_\_\_

Comments: *Bright From the Start locator maps show no other facilities w/in 1 mile. 5 children + her own child; older home, every room has a door, so safer for kids; already have large play area w/ 7' fence*

Planner: Melora Furman Date 4/1/21

**Filing Fees**

**REZONING:** RE, RLG, R-100, R-85, R-75, R-60, MHP, RSM, MR-1 \$500.00  
 RNC, MR-2, HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5 \$750.00  
 OL, OD, OIT, NS, C1, C2, M, M2 \$750.00

**LAND USE MAP AMENDMENT** \$500.00

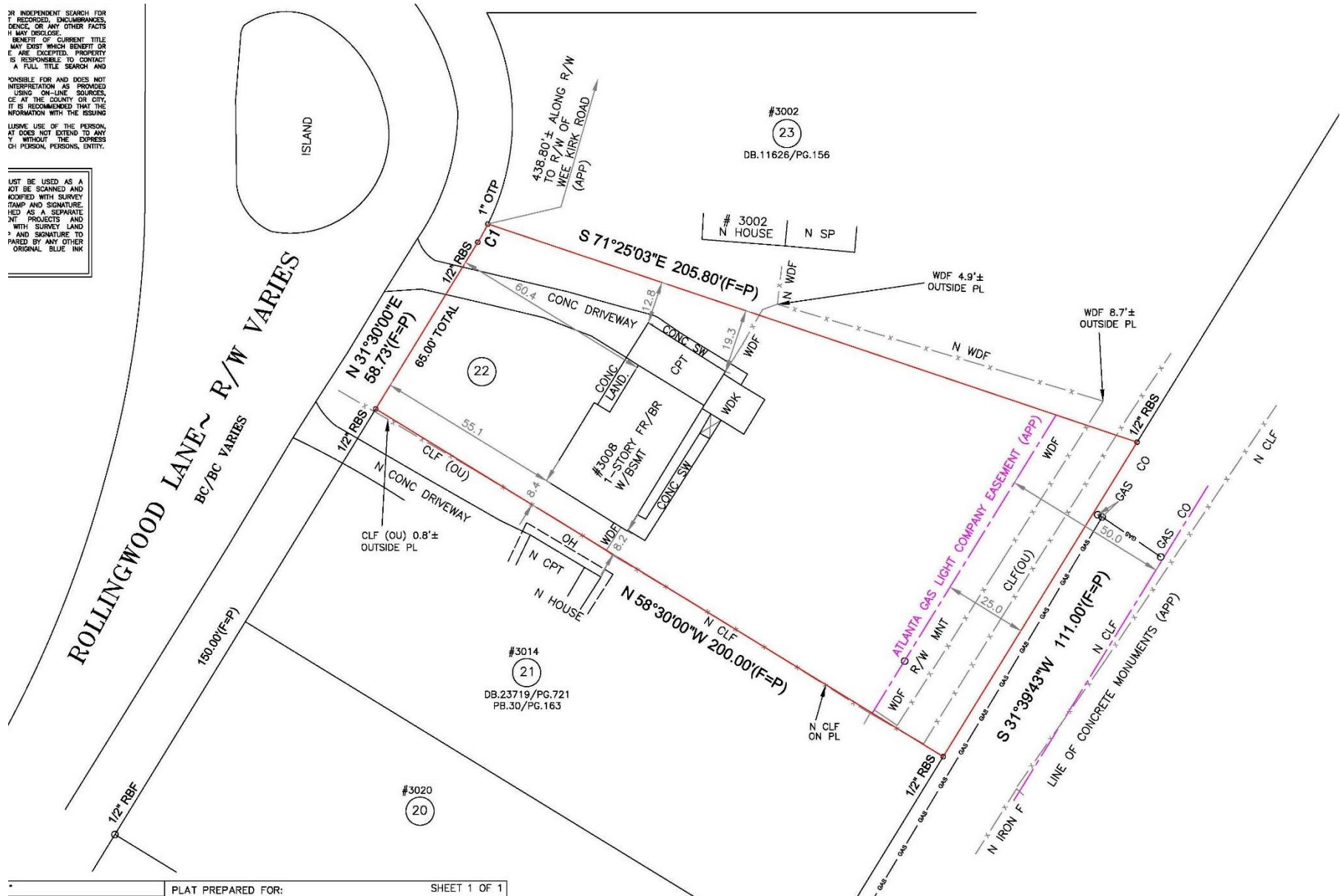
**SPECIAL LAND USE PERMIT** \$400.00

OR INDEPENDENT SEARCH FOR  
 T RECORDED, ENCUMBRANCES,  
 DEVICES, OR ANY OTHER FACTS  
 H MAY DISCLOSE.  
 BENEFIT OF CURRENT TITLE  
 MAY EXIST, WHICH BENEFIT OR  
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 A FULL TITLE SEARCH AND

ONSIBLE FOR AND DOES NOT  
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 CE AT THE COUNTY OR CITY.  
 IT IS RECOMMENDED THAT THE  
 INFORMATION WITH THE ISSUING

LUSIVE USE OF THE PERSON,  
 AT DOES NOT EXTEND TO ANY  
 Y, WITHOUT THE EXPRESS  
 CH PERSON, PERSONS, ENTITY.

LIST BE USED AS A  
 NOT BE SCANNED AND  
 ADOPED WITH SURVEY  
 TRAMP AND SIGNATURE.  
 HED AS A SEPARATE  
 AT PROJECTS AND  
 WITH SURVEY LAND  
 AND SIGNATURE TO  
 PARED BY ANY OTHER  
 ORIGINAL, BLUE INK











Subject Property